

Regularized Unauthorized Colony Certificate Provisional Certificate

From

**Competent Authority-
Cum-Deputy Director,
Local Government, Patiala**

TO

Promoter : Sh. Kiratpal Singh & Smt. Paramjit Kaur
House No. 2036B, Ward No. 6, Sector 10
Near Anaj Mandi Kharar

No. ATP-DDLG-20/
Dated:

With reference to your offline applicant No. 128 dated 17.09.2019 for the provisional regularization of the colony, particular of which are given below, is hereby issued the provisional regularization certificate under section 4 of "The Punjab Laws (Special provision) Act, 2013" vide notification No. 12/01/2017-5HG2/1806 dated 18.10.2018

1	Name of the Promoter(s)/Individual(s), Company, Firm	Sh. Kiratpal Singh & Smt. Paramjit Kaur
2	Father's name (In case of Individuals)	Sh. Gurbaksh Singh
3	Name of Colony (If any)	Nature Greens Mouja Khanpur Kharar
4	Location (Village with H.B. No.)	H.B- 183 M.C. Kharar
5	Total Area of colony in Sqaure yards (Acres) Road Widening Area After Road Widening Area	10082 sq.yd (2.083Acre) 3365.33 sq.yd. 6716.67 sq.yd.
6	Total Saleable Area in Sqaure Yards (Acres)	3479.45 sq.yd (0.718acre) (51.80%)
7	Area Under Common Purpose Square Yds (Acre)	3237.22 sq.yd (0.668 acre) (48.20%)
8	Sold Area Square Yards (Acre)	1326.04 Sq.yd (0.273 Acre) (38.11%)
9	Saleable are still with the promoter Square yards (Acre)	2153.41 Sq.yd (0.444 Acre) (61.89%)
10	No of plots saleable as per layout plan	11 plots
11	Khasra No.	Attached as per Annexure "A"
12	Type of colony (Resi/Comm/Ind)	Residential / Commercial
13	Year of establishment of the colony	Before 18.03.2018
14	Detail of Purchase	Attached as per Annexure "B"

**Detail of land sold through sale deed / agreement to sell by the promoter
As per annexure-B attached.**

15	Saleable area with % ages	3479.45 sq.yd (0.718acre) (51.80%)
	No. of residential /commercial plots	11 Plots

16	Area under public purpose with % age	3237.22 sq.yd (0.668 acre) (48.20%)
17	Public facilities provides in the colony, if any a) No. of parks/open space with area b) Parking c) No. of community center with area d) STP e) Water works and OHSR f) Dispensary / Health centre g) Any other public use	1 Park Area 1091.44 sq.yd. NIL Nil 150 sq.yd. 100 sq.yd. Nil NIL
18	Area under roads with %	1895.78 sq.yd. 28.22%
19	Width of approach road	128'
20	Width of internal roads (mention rang of width i.e. 30' etc.)	35'-0"
21	Mode of payment received	Installment
22	Demand Draft/Cash/MC receipt	G-8 No. 27/1147 dated 10.01.2019 G-8 No. 3630 dated 27.02.2020 G-8 No. 3988 dated 12.03.2020 G-8 65,66,67,68/1222 dt. 14.01.19
23	Fee/Charges received	2325800/-
24	In case of payment by	-
25	Name of Drawer Bank	-

(D.A./Approved layout)

Total Fees:

Total Area 10082 sq yard (2.083 acres)

PF Charges

PF (Residential)	10082 / 4840 x 225000.00	= 468688.00
5% UDC	(468688 x 5%)	= 23435.00
Total PF		= 492123.00
PF Paid		= 492123.00

CLU Charges

CLU (Residential)	10082 / 4840 x 375000	= 781147.00
5% UDC	(781147 x 5%)	= 39057.00
Total CLU=		= 820204.00
CLU Paid		= 820204.00

EDC Charges

EDC (Residential)	10082 / 4840 x 2250000	= 4686880.00
5% UDC	(4686880 x 5%)	= 234344.00
Total EDC		= 4921224.00
15% of EDC		= 738184.00
EDC Paid		= 826466.00
Pending		= 4094758.00

SIF

SIF (492123+820204+4921224)= 6233551 x 3%	=187007.00
SIF Paid	=187007.00

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Payment Schedule of remaining Amount = 4094758/-

The balance amount of EDC amounting to Rs. 4094758/- be paid in 10 equated bi-annual installments along with 10% compound interest as under. Due date of installment shall be reckoned after six months from the date of issue of this provisional certificate:-

Sr. no.	Due Date of Payment	No. of installment of EDC	Amount of EDC Principal	Interest @ 10%	Total Payment
1.		Ist	409476	204738	614214
2.		IIInd	409476	184264	593740
3.		IIIInd	409476	163790	573266
4.		IVth	409476	143317	552793
5.		Vth	409476	122843	532319
6.		VIth	409476	102369	511845
7.		VIIth	409476	81895	491371
8.		VIIIth	409476	61421	470897
9.		IXth	409475	40948	450423
10.		Xth	409475	20474	429949
	Total		4094758	1126059	5220817

Note:-

1. No separate notice shall be issued for the payment of installments.
2. Executive officer, MC Kharar vide letter No. 1164 dated 17.09..2019. G-8 No 27/1147 dated 10.01.2019, G-8 No. 3630 dated 27.02.2020, G-8 3988 dated 12.03.2020, G-8 65,66,67,68/1222 dated 14.01.2019 Rs. 2325800/- (Total Amount of Rs 2325800/-) had informed to this office that 15% of Composition fees had been deposited by the colonizer. Consequent of miscalculation if any additional amount is worked out as recoverable at any stage applicant shall be liable to pay the same within 15 days from the issue of demand notice deposit the same.
3. If any of the conditions of the policy of the government found violated the Regularization certificate granted shall be liable to be cancelled.
4. This Regularization Certificate is granted subject to the decision CWP No.4018 of (Gurdeep kaur vs state of Punjab & others) pending in the Hon"ble High Court.
5. That if subsequently any defect is found in ownership. Any other document or any encroachment will found, owner/developer shall be liable for the same.
6. This provisional certificate for regularization is valid for one year from the day of issue of this certificate. The colonizer is bound to be paid full and final payment as well as the colonizer is bound to submit registered sale deeds of these deeds sale agreements/power of attorney within one year from the date issuance of this provisional regularization certificate.
7. Condition for regularization of colony. (1) The area under roads, open spaces, parks and other utilities shall be transferred in the name of Residents Welfare Association of the colony, if there is no registered Residents Welfare Association then the Area under roads under roads ,open spaces, parks and other utilities shall be transferred in the name of the concerned urban developments / local authority as the case may be which will ultimately be transferred to the name of residents welfare Association when formed. The maintenance of these areas shall be responsibility of the Residents Welfare Association or developer till the time Residents Welfare Association come in operation.
 - (ii) The concerned urban development authority/ urban local body/ gram panchayat shall not be responsible to maintain common areas.
8. The colonies which will be regularized under this policy shall have to get them self registered under the Real Estate (Regulation and Development) Act,2016 (Central Act of 2016) with the Real Estate Regulatory Authority" if applicable.
9. The Building Plan of the Colony will be sanctioned by the MC Kharar as per Building Bye-Laws.
10. Pursuant to regularization, the colony may be classified as a "Regularized unauthorized colony". In no case will such colony be called a Punjab Urban Planning and Development Authority approved colony.

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This certificate is issued on the basis of the documents produce by the applicant. In case the information provided by applicant is found false/incorrect at any stage, the compounding of the offence shall stand withdrawn penal action against the applicant shall be initiated.

SD -
Deputy Director -cum-
Competent Authority Local
Government, Patiala.

Endst. No. S1-DDLG-19/ 46

Dated 18/03/2020

A copy of the above is forwarded to the Executive Officer, Municipal Council, Kharar with the direction a separate account shall be maintained for each colony and the funds collected by regularization of colonies/plots/buildings falling in that colony will be utilized for providing basic services and External Development to the residents of that colony only and if any discrepancy is noticed in this case the same will be informed to this office immediately.

SD -
Deputy Director -cum-
Competent Authority Local
Government, Patiala.

Endst. No. S1-DDLG-19/

Dated

A copy of the above is forwarded to RERA, Punjab for information and necessary action.

SD -
Deputy Director -cum-
Competent Authority Local
Government, Patiala.

Endst. No. S1-DDLG-19/

Dated

A copy of the above is forwarded to the Chief Town Planner, Local Government, Punjab Chandigarh for information and necessary action.

SD -
Deputy Director -cum-
Competent Authority Local
Government, Patiala.

LAYOUT PLAN FOR THE RESIDENTIAL COLONY "NATURE GREENS" AT RAKBA KHANPUR, TEH. KHARAR, DISTT. S.A.S. NAGAR (PB)

DETAIL OF AREA

RESIDENTIAL
TOTAL LAND
 = 90738 SQ.FT. OR 10082 SQ.YDS. OR 8434.15 SQ. MT.
AREA UNDER MASTER PLAN ROAD
 = 30288 SQ.FT. OR 3365.33 SQ.YDS. OR 2815.29 SQ. MT.
NET TOTAL LAND
 = 60450 SQ.FT. OR 6716.67 SQ.YDS. OR 5618.86 SQ. MT.
AREA UNDER RESIDENTIAL PLOTS
 = 31315 SQ.FT. OR 3479.45 SQ.YDS. OR 2910.75 SQ. MT. (51.80%)
AREA UNDER PARK
 = 9823 SQ.FT. OR 1091.44 SQ.YDS. OR 913.05 SQ. MT. (16.25%)
AREA UNDER ROAD
 = 17062 SQ.FT. OR 1895.78 SQ.YDS. OR 1585.92 SQ. MT. (28.22%)
AREA UNDER S.T.P.
 = 1350 SQ.FT. OR 150 SQ.YDS. OR 125.48 SQ. MT. (2.23%)
AREA UNDER WATER WORK
 = 900 SQ.FT. OR 100 SQ.YDS. OR 83.65 SQ. MT. (1.49%)
AREA OF SOLD PLOTS
 = 11934.38 SQ.FT. OR 1326.04 SQ.YDS OR 1109.30 SQ. MT. (38.11%)
AREA OF UNSOLD PLOTS
 = 19380.62 SQ.FT. OR 2153.40 SQ.YDS OR 1801.44 SQ. MT. (61.89%)
NO. OF RESIDENTIAL PLOTS = 11 NOS.
SOLD PLOTS = 4 NOS.

1	1	AS PER SITE	314.89 SQ.YD.	263.39 SQ. MT.
2	1	12.19M. x 16.69M.	243.33 SQ.YD.	203.53 SQ. MT.
3	1	12.19M. x 15.39M.	224.44 SQ.YD.	187.73 SQ. MT.
4	1	AS PER SITE	386.62 SQ.YD.	322.54 SQ. MT.
5	1	17.83M. x 12.80M.	273.00 SQ.YD.	228.34 SQ. MT.
6	1	17.83M. x 18.29M.	390.00 SQ.YD.	326.21 SQ. MT.
7	1	21.03M. x 12.57M.	316.25 SQ.YD.	264.52 SQ. MT.
8	1	21.34M. x 12.57M.	320.83 SQ.YD.	268.35 SQ. MT.
9	1	21.34M. x 12.57M.	320.83 SQ.YD.	268.35 SQ. MT.
10	1	12.65M. x 12.57M.	190.20 SQ.YD.	159.09 SQ. MT.
11	1	15.24M. x 27.44M.	500.00 SQ.YD.	418.21 SQ. MT.
TOTAL			2910.3 SQ. M.	

Executive Officer
Municipal Council, Kharar

Municipal Engineer
Municipal Council, Kharar

Building Inspector
Municipal Council, Kharar

SOLD PLOT SHOW ██████████

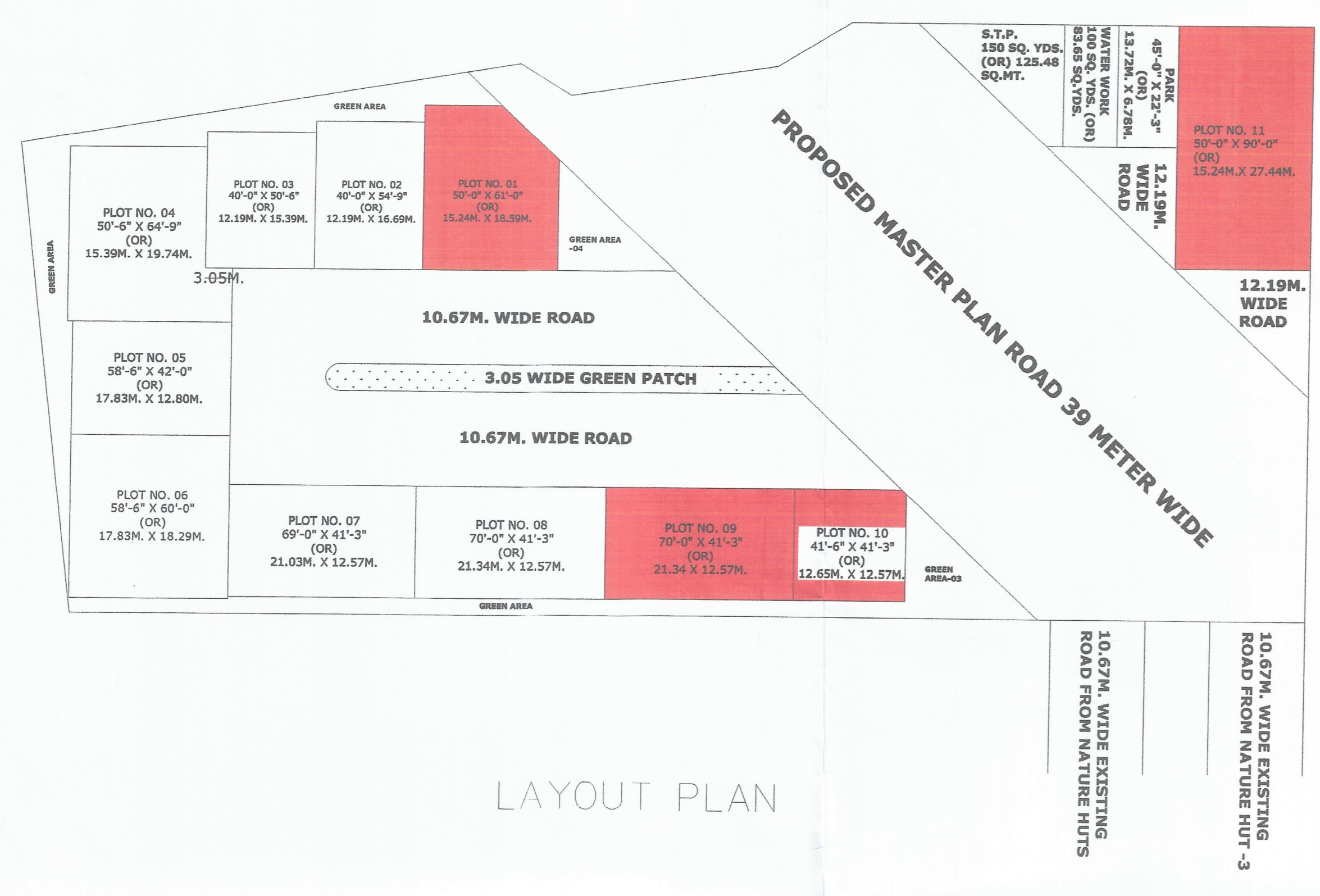
OWNER

Kishor Singh
Parmjit Kaur

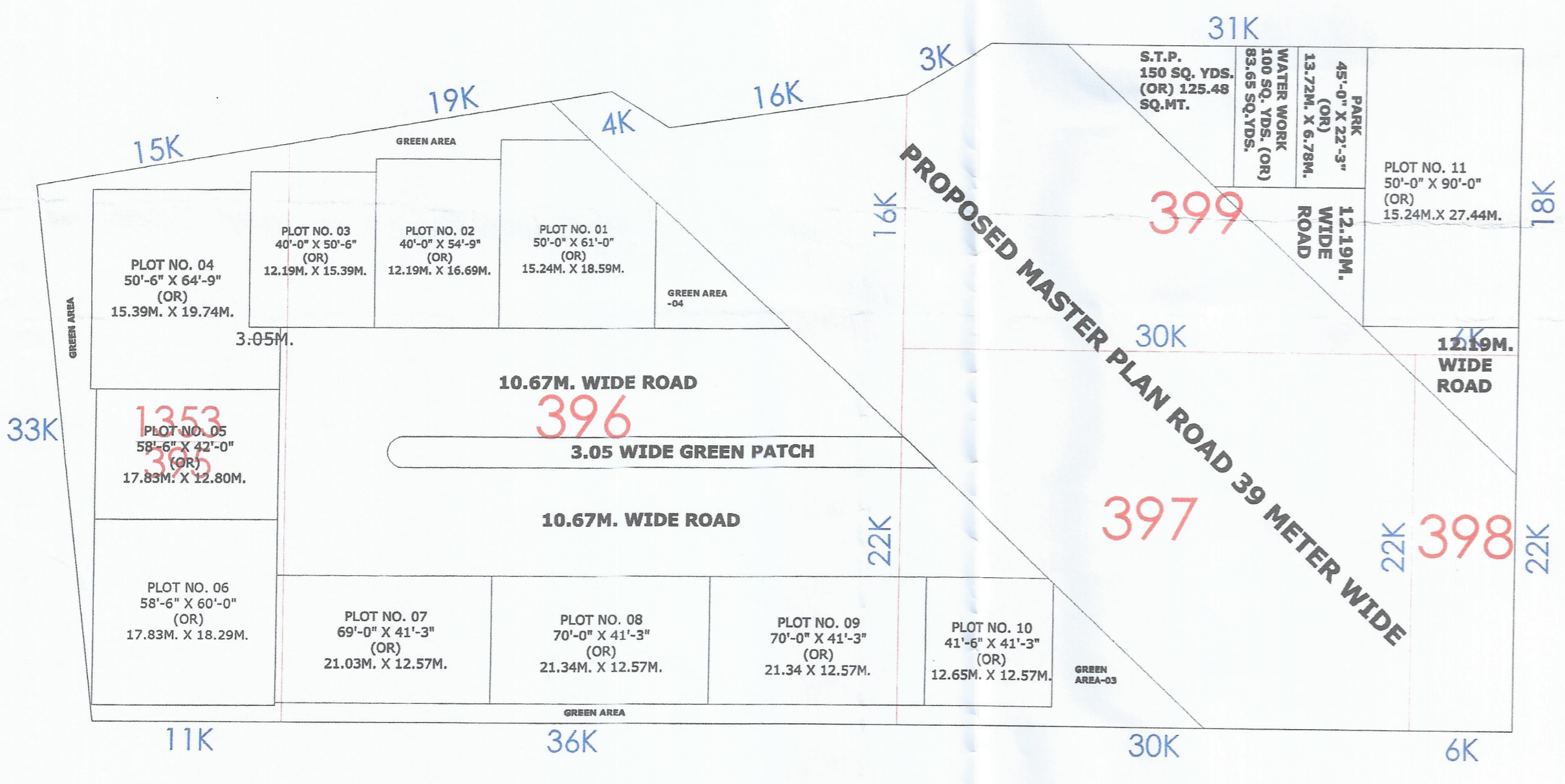
ARCHITECT

Layout is as per policy provisions so approved

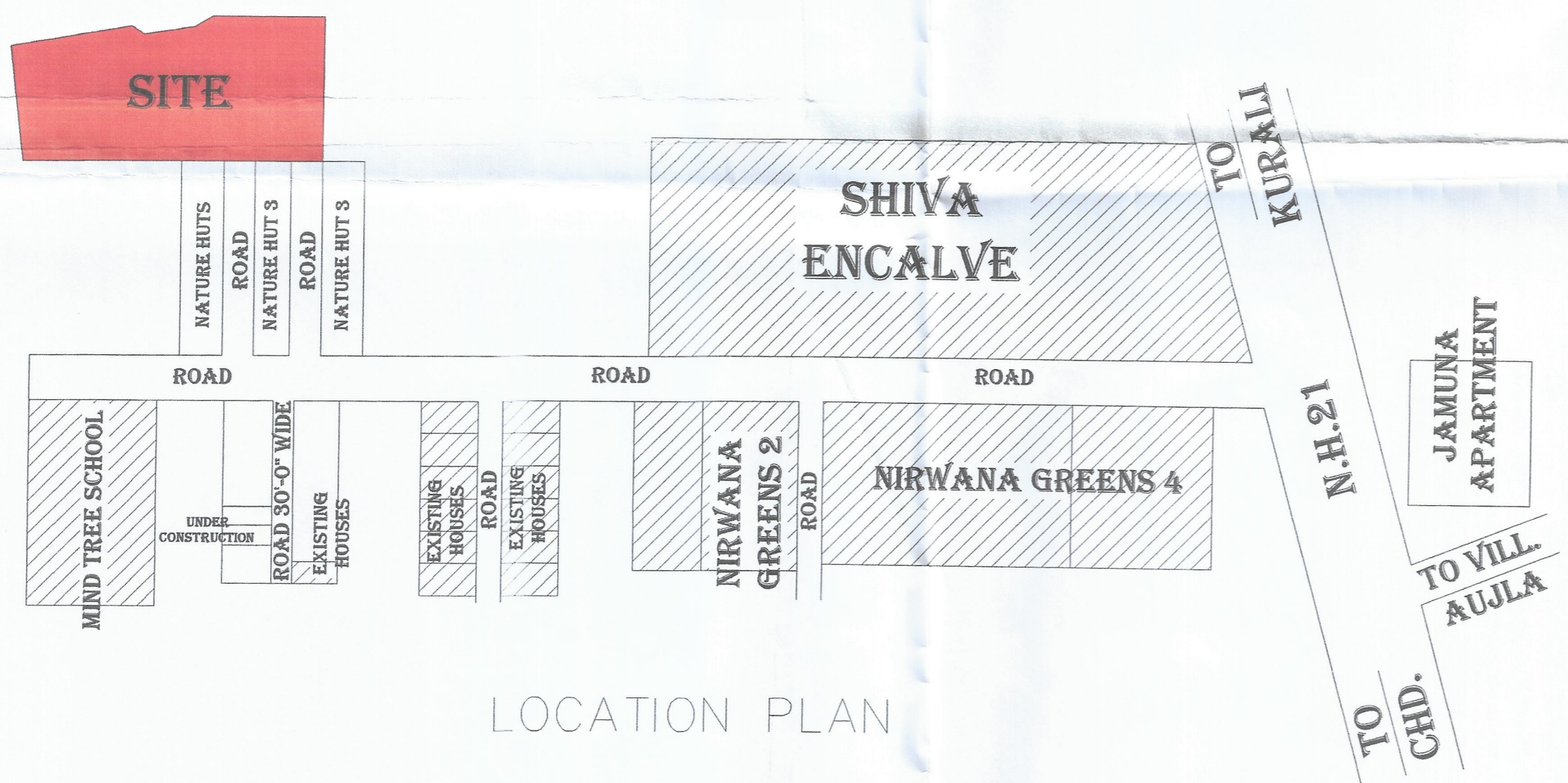
Competent Authority-Cum-Regional Deputy Director, Local Govt. Patiala.



LAYOUT PLAN



KHASRA PLAN



LOCATION PLAN